

# PLANNING AND ORDERS COMMITTEE

## Minutes of the meeting held on 3 October, 2012

<b>PRESENT:</b>	Councillor J.Arwel Roberts (Chair) Councillor W.T.Hughes (Vice-Chair)  Councillors W.J.Chorlton, E.G.Davies, Lewis Davies, Richard Dew, Jim Evans, Kenneth Hughes, Vaughan Hughes, Clive McGregor, Eric Roberts
<b>IN ATTENDANCE:</b>	Planning Development Manager (DFJ) Planning Assistant Planning Assistant  Legal Services Manager (RJ) Committee Officer (ATH)
<b>APOLOGIES:</b>	Councillor R.L.Owen
<b>ALSO PRESENT:</b>	Local Member: Councillor R.G.Parry, OBE for application 7.1

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### 1 APOLOGIES

Apologies for absence were submitted as noted above.

### 2 DECLARATION OF INTEREST

Declarations of interest were received and recorded under the respective items.

### 3 MINUTES

The minutes of the previous meeting of the Planning and Orders Committee held on 5 September, 2012 were confirmed as a correct record of the proceedings subject to noting that Councillor Clive McGregor had tendered an apology for absence for the meeting.

### 4 SITE VISITS

No site visits were held following the 5 September meeting of the Planning and Orders Committee.

### 5 PUBLIC SPEAKING

There were no public speakers at this meeting of the Planning and Orders Committee.

### 6 APPLICATIONS THAT WILL BE DEFERRED

#### 6.1 19C1058A – Full application for the erection of a two storey extension to the rear of 52 Cambria Street, Holyhead, LL65 1NH

The Planning Development Manager informed the Committee that it was recommended that the application be deferred at the request of the applicant in order to allow for amended plans to be submitted as part of the application. Upon receipt of the amended plans the application will be presented to the Committee with a recommendation.

**It was resolved to defer consideration of the application in accordance with the Officer's recommendation.**

**6.2 20C277 – Full application for the erection of one wind turbine with a maximum hub height of up to 44m, rotor diameter of up to 56m and a maximum upright vertical tip height of up to 72m together with the erection of a transformer station, utility housing and new access track and hardstanding on land at Tai Hen, Rhosgoch**

*(Councillor W.T.Hughes declared an interest in relation to the application above and he withdrew from the meeting during the consideration thereof)*

The Planning Development Manager Officer reported that given there are outstanding matters in respect of the application, it is not considered that a full report can be submitted for determination at this point in time. Subject to the satisfactory resolution of these issues it is hoped that the matter can be discussed at the Committee's next meeting scheduled for 7 November. For that reason the recommendation is to defer consideration of the application.

**It was resolved to defer consideration of the application for the reason outlined.**

**6.3 38C185C – Full application for the erection of one wind turbine with a maximum hub height of up to 24.6m, rotor diameter of up to 19.2m and a maximum upright vertical tip height of up to 34.2m on land at Maes Mawr, Llanfechell**

*(Councillor Thomas Jones (who is not a Member of the Planning and Orders Committee) declared an interest in relation to the application above.)*

The Planning Development Manager reported that it was considered necessary for Members of the Committee to undertake a site visit in order to appreciate the scale and context of the proposed turbine prior to determining the planning application.

**It was resolved to undertake a site visit in accordance with the Officer's recommendation.**

**6.4 44C292 – Erection of one wind turbine with a maximum hub height of up to 44m, rotor diameter of up to 56m and a maximum upright vertical blade tip height of up to 72m together with the erection of a transformer station and utility housing, formation of a new access track and hardstanding and formation of a new link road near the junction with the B5111 on land associated with Llety, O.S. field number 0268 and 6366, Rhosybol**

*(Councillor W.T.Hughes declared an interest in relation to the application above and he withdrew from the meeting during the consideration thereof)*

The Planning Development Manager reported that due to there being outstanding matters in respect of the application, it is not considered that a full report can be submitted to the Committee for determination at this point in time. Subject to the satisfactory resolution of these matters, it is hoped that the matter can be discussed at the Committee's next scheduled meeting on 7 November. The recommendation is therefore to defer consideration of the application.

**It was resolved to defer consideration of the application for the reason given.**

## **7 APPLICATIONS ARISING**

**7.1 16C48G – Full application for the erection of an agricultural shed at Ger y Bryn, Bryngwran**

The Planning Development Manager reported that the application above has been deferred by the Committee on several occasions. The application is for the erection of an agricultural shed on land at Ger y Bryn on the outskirts of Bryngwran. The holding amounts to approximately 2.3 hectares (5.6 acres) and the dimensions of the proposed building are 10.2m in length by 10.2m in width by 3.9m ridge height. The Officer's view is that the building as proposed is too large for the stock and acreage of land within the applicant's ownership as detailed in the report and that the applicant has not demonstrated that there is agricultural justification for a building of this size. The Officer is also of the opinion that the building in terms of its size and location would cause an unjustified intrusion into the landscape. The Planning Development Manager illustrated the building's proposed location and surrounding area by reference to the site map. Having considered these issues and all other material considerations the Officer's recommendation is one of refusal.

Councillor R.G.Parry, OBE addressed the Committee in his capacity as Local Member. He said that a shed of the proportions proposed is not excessively large for the use for which it is intended. The applicant has approximately 6 acres as part of the holding and has use of further three acres which acreage would allow him to keep 8 large cattle. However, the applicant has bought calves initially along with some sheep which he also wants to keep in the shed. He is unable to purchase more stock due to the fact they would require winter shelter and he has no building currently in which to put the stock. With this in mind and given that he requires a storage space for hay, feed and a small tractor, the shed as proposed is not overly large. Moreover the applicant does have an agricultural holding number for his holding meaning that the Agriculture Ministry views the land as suitable for farming and livestock. The applicant is also entitled to a single farm payment if he so wished. Councillor Parry said he was disappointed that the application is being recommended for refusal as the original application was also refused following which the applicant amended his plans to re-site the proposed building. Councillor Parry said that he did not know whether the applicant had downscaled his proposal given that he wants to keep both cattle and sheep. The applicant finds himself in a catch 22 situation in that he wishes to keep livestock on his holding - not on a full time basis as he has other employment - but cannot do so unless he has a shed for that purpose. The Local Member asked the Committee to consider the application very carefully.

Members of the Committee sought clarification of the location and siting of the proposed agricultural shed relative to its surroundings. Comments were made regarding the existence of a new dwelling and accompanying shed in the vicinity. Councillor E.G.Davies proposed a site visit. The Chair pointed out that the Local Member in his representations to the Committee had not asked for the site to be visited and that the Officer in his presentation had shown the field in which the proposal was to be sited and that Members would not appreciably see anything more than that by physically visiting the site. Councillor E.G.Davies acknowledged the point and withdrew his proposal. While concern was expressed by Councillor Lewis Davies regarding the potential environmental impact of the proposal in the area which he suggested could be mitigated by screening and/or landscaping, the prevailing view within the Committee was that the application presented was fair and reasonable and that in light of the purpose for which the proposed building was to be used as outlined by the Local Member, it was necessary and justified from an agricultural perspective. Nor did the majority of the Committee's Members consider the proposal as presented to be visually intrusive.

Councillor W.T.Hughes proposed that the application be approved contrary to the Officer's recommendation and Councillor E.G.Davies seconded the proposal. Following the debate the voting was as follows –

To approve the application contrary to the Officer's recommendation: Councillors Richard Dew E.G.Davies, Jim Evans, Kenneth Hughes, W.T.Hughes, Vaughan Hughes, Clive McGregor, and Eric Roberts.

To refuse the application in accordance with the Officer's recommendation: Councillors W.J.Chorlton, Lewis Davies, and J.Arwel Roberts.

The reasons given for approving the application were that Members were of the opinion that there was agricultural justification for the building as proposed and that the building would not visually impact on the surrounding landscape.

**It was resolved to approve the application contrary to the Officer's recommendation. In accordance with the Council's Constitution, the application was automatically deferred to the next meeting to allow Officers the opportunity to prepare a report in respect of the reasons given for approving the application.**

## **8 ECONOMIC APPLICATIONS**

There were none to be considered at this meeting of the Planning and Orders Committee.

## **9 AFFORDABLE HOUSING APPLICATIONS**

There were none to be considered at this meeting of the Planning and Orders Committee.

## 10 DEPARTURE APPLICATIONS

There were none to be considered at this meeting of the Planning and Orders Committee.

## 11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS

### 11.1 19C1101 – Full application for the refurbishment of the building and the installation of a new shop front at 1 Market Hill, Holyhead, LL65 1NG

The application was presented to the Committee as the applicant is related to a “relevant officer” as defined within paragraph 4.6.10 of the Constitution. The application has been scrutinised by the Monitoring Officer as required under paragraph 4.6.10.4 of the Constitution.

The Planning Development Manager reported that the application entails the refurbishment of the building and the installation of a new shop front. He drew Members’ attention to the Officer’s recommendation which was one of approval with conditions and he explained that he wished to add two further conditions to the planning permission if given as follows –

- That detailed plans of an appropriate scale are submitted for the work itself and,
- The withdrawal of rights in respect of the colour of the building, so that the colour is not changed in future. This is on the basis that the development in question is being partly funded by a Council grant and the objective is to ensure that in giving planning consent the resultant development is in accordance with that which has been permitted.

Councillor Eric Roberts proposed that the application be approved in accordance with the Officer’s recommendation and he was seconded by Councillor Jim Evans.

**It was resolved to approve the application in accordance with the Officer’s recommendation subject to the conditions contained within the report and with the addition of the two conditions outlined above.**

### 11.2 25C215A/DA – Reserved matters application for the erection of a dwelling on land adjoining Ceunant, Coedana, Llanerchymedd

*Councillor E.Schofield (who is not a Member of the Planning and Orders Committee) declared in interest in relation to the application above)*

The application was brought to the Committee as the applicant is the daughter of a County Councillor. The application has been scrutinised by the Monitoring Officer as required under paragraph 4.6.10.4 of the Constitution.

Councillor Kenneth Hughes proposed that the application be approved and Councillor Eric Roberts seconded the proposal.

**It was resolved to approve the application in accordance with the Officer’s recommendation subject to the condition contained within the report.**

## 12 REMAINDER OF APPLICATIONS

None to be considered at this meeting.

## 13 OTHER MATTERS

There were no other matters arising at this meeting of the Planning and Orders Committee.

**Councillor J.Arwel Roberts  
Chair**